

Client No: 12569/48753



Instructing Client: Camlins Landscape Architects

**79 FITZJOHNS AVENUE, CAMDEN TOWN,
LONDON, NW3**

**TREE SURVEY, IMPLICATIONS ASSESSMENT AND
OUTLINE PROTECTION METHOD STATEMENT
(ADDENDUM)**

Date: March 2015

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Appendix 1: Tree Protection Plan (Construction) 12569/48753

1.0 Introduction

- 1.1 I am Ken Sheppard *MICFor. F.Arbor.A. Dip.Arb. (RFS) Tech Cert (Arbor.A) CUEW*. I am a senior Arboricultural Consultant with Tree Maintenance Limited. I have 25 years' experience in Arboriculture. I am a Fellow of the Arboricultural Association and a Chartered Arboriculturalist through the Institute of Chartered Foresters.
- 1.2 I have been instructed by Mr Paul Sherley-Smith of Camlins Landscape Architects to provide an addendum to the Arboricultural Survey, Implications Assessment and outline Method Statement (AMS) produced in December 2014 ref: 12090/47950.
- 1.3 The proposals relate to the demolition of existing hostel building (Class Sui Generis) and replacement with a 6 storey building to provide 7,257 sq. m (GIA) of self-contained specialist accommodation for the care and well-being of older people (Class Sui Generis) comprising extra care flats and associated communal facilities, including a restaurant, a health and well-being facility, a gym, treatment rooms, communal lounges, guest suite and associated staff facilities. Basement level car storage, cycle and mobility scooter parking for residents, visitors and staff and a communal garden.
- 1.4 The addendum is based on Landscape General Arrangement Drawing LL489 100 001.
- 1.5 This addendum outlines the principle changes, alterations and improvements which have been incorporated since December 2014.
- 1.6 Outline Arboricultural Method Statement (AMS) has been written in accordance with British Standard 5837: Trees in Relation to Design, demolition and construction – Recommendations 2012 and follows on from the previous tree survey and constraints advice provided for consideration during the design process.
- 1.7 The spirit of Arboricultural Implications Assessment (AIA) and Method Statement remain the same however building layouts have altered providing additional clearance, and improved landscape proposals. As a result draft Tree Protection Plan (TPP) (10905/47950) has been revised. The revised Tree Protection Plan (Construction) 12569/48753 attached at appendix 1. It identifies the trees that affected by the development but are retained as part of this proposal. It identifies the minimum tree protection requirements to be employed to ensure that the trees shown for retention are maintained in a safe and healthy condition during and following development.
- 1.8 At this stage the AMS has been formulated without consultation with the main contractor who is yet to be appointed. Should amendments be required for operational reasons, these will be submitted to and approved in writing by London Borough of Camden, prior to the amendments being implemented.
- 1.9 Tree numbers in this document and associated drawings follow the numbering system in the Arboricultural Survey and shown on Tree Constraints Plan produced by Tree Maintenance (11099/45943 dated May 2014).

2.0 Arboricultural Implications of revised plans

- 2.0 Existing trees could be at risk due to demolition and construction operations these risks include:
- Excavation and /or severance of roots
 - Soil Compaction
 - Physical damage to the surface roots, trunk and branches
 - Poisoning of the roots by the accidental spillage of harmful chemicals and fuels
 - Root asphyxiation by excessive level increases or covering soft landscape areas with impervious hard surfacing
 - Installation and maintenance of services
- 2.1 There is potential for damage to retained trees during the demolition is outlined in previous December AIA/AMS. Requirements for tree protection remain unchanged.
- 2.2 Revised designs since December 2014 have resulted in the south corner of the building being pushed back into the site allowing greater area of the RPA of tree 9 to be retained beyond the existing building line.
- 2.3 A light well that will provide access to the generator room, will encroach the northern edge of the RPA of tree 8. Given that the area is very small and currently covered by existing hard surface it is unlikely to significantly impact on the health and longevity of the tree. However to minimise damage the light well is created using a reduced height pile rig and vertical continuous piles in order to minimise excavation. The service well requires access for construction and service installation off Prince Arthur Road. Connecting services will be installed outside the RPA of tree 8. If this is not possible they will be installed using the least damaging method available ideally moling, thrust boring or directional drilling at a depth greater than 1.5 metres below ground level. Moles or drills will be launched from within the light well with any recovery pits will be located in the highway where root activity is likely to be minimal.
- 2.4 Removal of existing retaining walls and hard surface together with returning the area to a soft landscaped finish will all improve soil conditions for the trees 8 and 9.
- 2.5 As the building foot print has been relocated further to the North West the crown of tree 12 will require slightly more reduction than previously shown. As the tree is not well viewed from the public realm the impact on amenity will be minimal.
- 2.6 The building line along Fitzjohns Avenue frontage has been set back to provide light wells to the lower ground floor and additional space for landscape planting. This includes three fastigate Tulip Trees which will frame the front of the new building and significantly contribute to the street scene.

3.0 Conclusions

- 3.1 The revised proposals for the demolition of existing hostel building and replacement with a 6 storey building to provide self-contained, specialist accommodation for the care and well-being of older people comprising extra care flats and associated communal facilities, including a restaurant, a health and well-being facility, a gym, treatment rooms, communal lounges, guest suite and associated staff facilities. Basement level car storage, cycle and mobility scooter parking for residents, visitors and staff and a communal garden has been assessed in accordance with British Standard 5837:2012 – “Trees in Relation to demolition, design and Construction – Recommendations”.
- 3.2 There are no additional trees proposed for removal and those previously listed are mainly low quality, have a limited life expectancy or are screened by the existing and proposed building and therefore do not contribute to the visual amenity of the local or wider landscape. The proposals include a quality landscape scheme that not only mitigates this loss but also will diversify the species mix and age distribution of trees within the site providing a quality long term improvement to the local and wider landscape.
- 3.3 It is my opinion that the trees identified for retention can be afforded due respect and be provided with adequate protection, ensuring their safe and healthy retention during the development process. As final design details and construction requirements are not yet available it will be for the London Borough of Camden to decide if a detailed arboricultural method statement is required as a condition of any consent.
- 3.4 Provided the recommendations included within Tree Survey, Implications Assessment and Outline Protection Method Statement dated December 2014 together with Tree Protection Plan 12569/48753 attached are strictly adhered to, I believe the trees highlighted for retention can be retained without undue stress on their long-term health and viability.

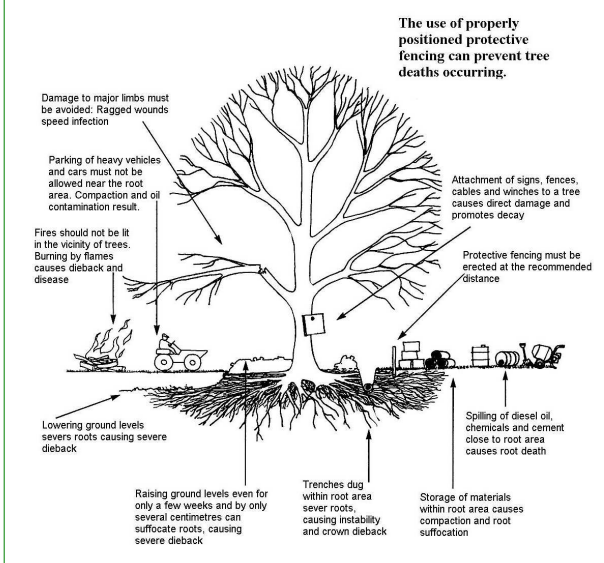
4.0 References

- British Standard 5837:2012, Trees in relation to design, demolition and construction – Recommendations.
- British Standard 3998:2010 ‘*Tree work – Recommendations*’.
- Tree Roots in the Built Environment. Roberts, Jackson & Smith. DCLG/TSO 2006
- Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (NJUG4). National Joint Utilities Group, 2007.
- Trees and Development. Matheny and Clark. ISA 1998

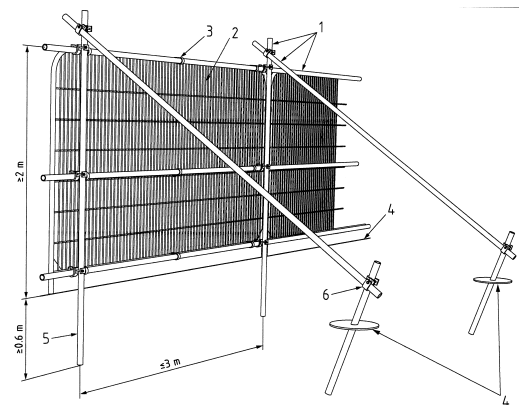
APPENDIX 1

Tree Protection Plan (Construction) 12569/48753

Common causes of Tree Death

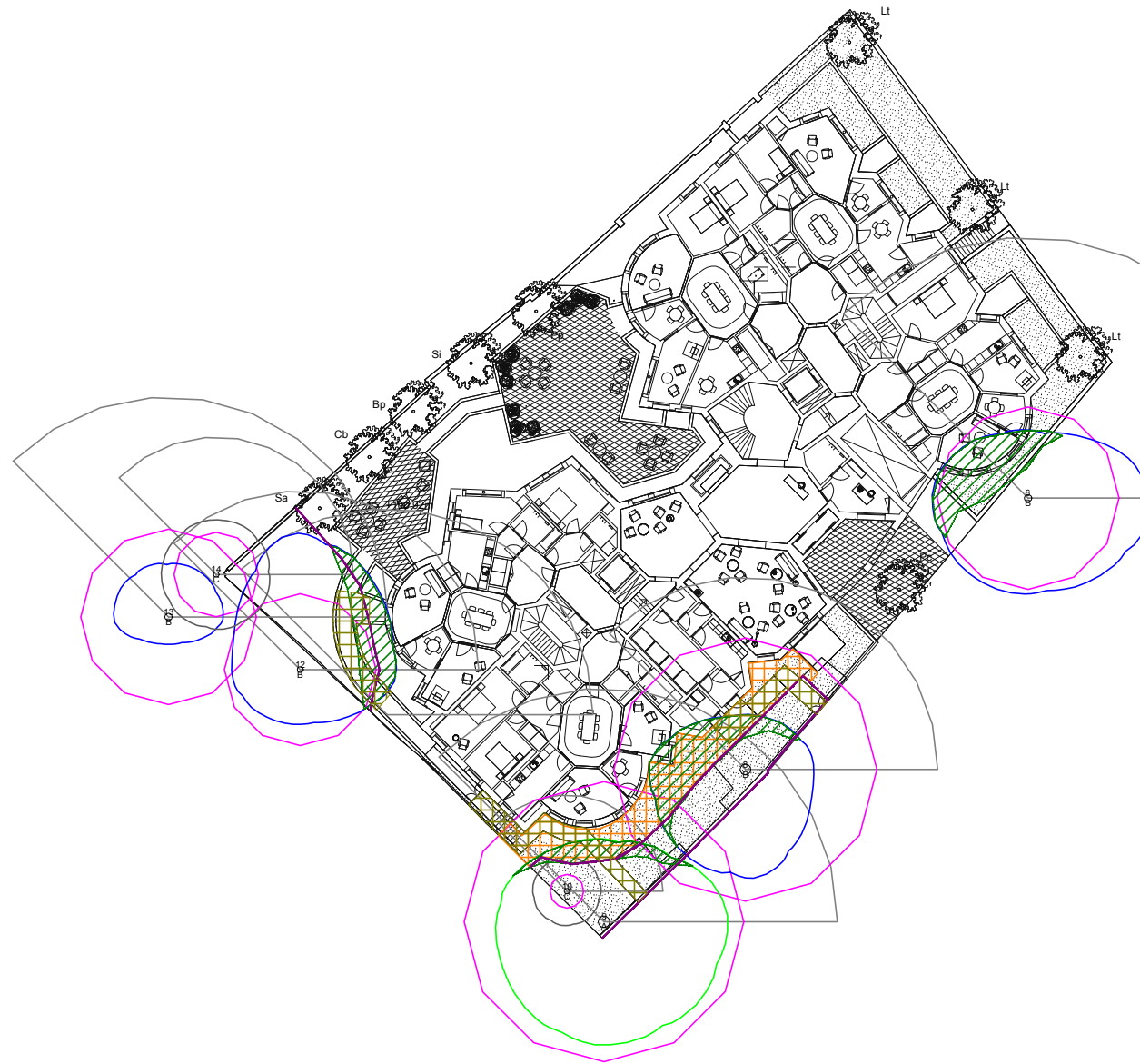
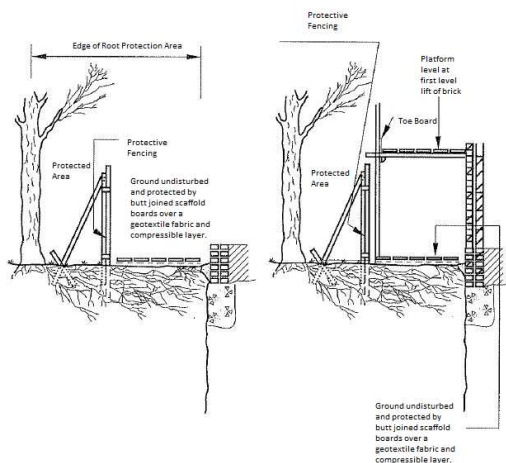


Standard Tree Protection Fencing



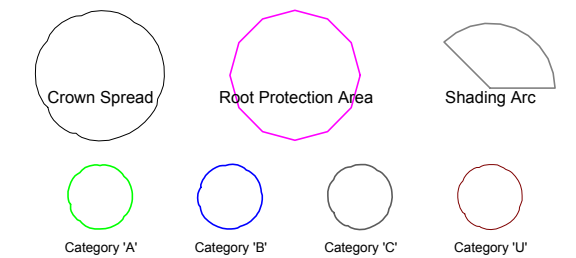
- Key**
- 1 Standard scaffold poles
 - 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
 - 3 Panels secured to uprights and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
 - 6 Standard scaffold clamps

Protective Fencing and Pedestrian Access within RPA.



Legend

- Ground Protection Pedestrian Access.
- Approximate area of crown reduction
- 'No Dig' Path Construction Method
- Protective Fencing During Construction



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Tree Protection Plan (Construction) 79 Fitzjohns Avenue, Hampstead, London

SCALE : 1 : 500
DATE : 27/03/2015

MAP FILENAME : 12569/48753

Based on Landscape General Arrangement Drawing LL489 100 001.
This plan must be read and reproduced in colour.

